



# ANNUAL REPORT FY 2019-20

**Charlotte Harbor Community Redevelopment Agency**

Website:

<https://www.charlottecountyfl.gov/cra/charlotte-harbor/>



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# ABOUT CHARLOTTE HARBOR CRA

Since the Charlotte Harbor Community Redevelopment Agency was established in 1992, a linear park along the shore of Charlotte Harbor on Bayshore Drive has been completed and a new bridge has been built on Melbourne Street with decorative lighting in place. Central sewer and water lines have been installed, setting the stage for opportunities for private investment. Recently a new walkway known as Riverwalk has been constructed to connect the new park at Live Oak Point with the west side of US-41, and construction of Sunseeker Resort is well underway along the riverfront area, west of US-41. Specific architectural standards continue to enhance the historic character of the area and encourage pedestrian-friendly development.

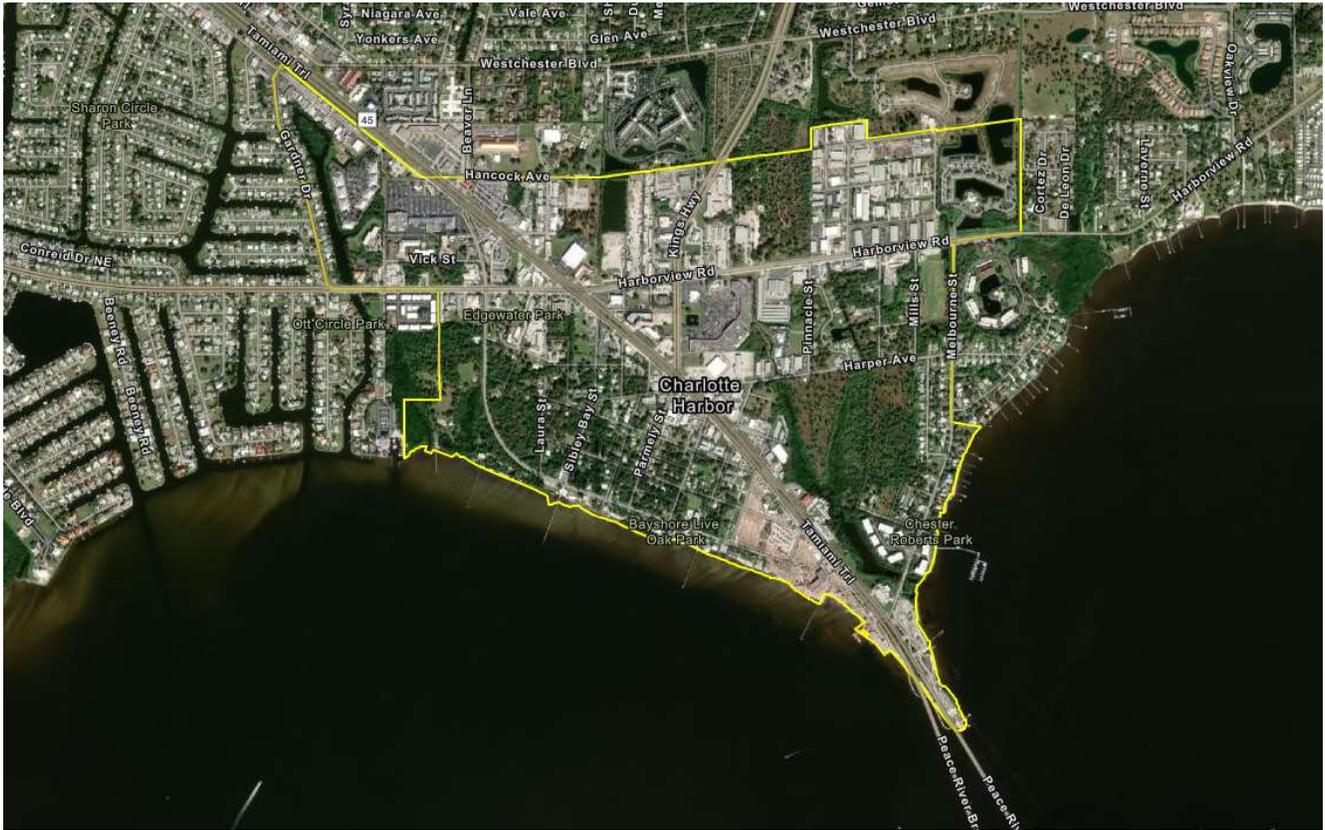


Figure 1 - Aerial Map of Charlotte Harbor CRA with its Boundaries

# FISCAL YEAR 2019-20 GOVERNING BOARD, ADVISORY COMMITTEE, AND STAFF

## **Charlotte Harbor Community Redevelopment Agency:**

Commissioner Bill Truex, Chair

Commissioner Christopher Constance, Vice Chair

Commissioner Ken Doherty, Liaison to Advisory Committee

Commissioner Stephen R. Deutsch

Commissioner Joseph Tiseo

## **Charlotte Harbor Community Redevelopment Agency Advisory Committee:**

Shaune Freeland, Member-at-Large and Committee Chair

Edward Toth, Member-at-Large and Committee Vice Chair

Charlotte Ventola, Resident and Committee Secretary

James Herston, Business Representative

Vanessa Oliver, Business Representative

Dianne Quilty, Member-at-Large

Delmar Wooden, Resident

## **Charlotte County Staff:**

Hector Flores, County Administrator and Executive Director of CRA

Dave Gammon, Economic Development Director

Thomas David, Assistant County Attorney

Joshua Hudson, Redevelopment Manager

Matt Trepal, Principal Planner and Staff Liaison

Janet Johnson, Executive Assistant to the Economic Development Director

# COMMUNITY HIGHLIGHTS

## Fiscal Year 2019-20 Project Review

Charlotte Harbor has seen some exciting things happen in during the fiscal year period. Construction of Sunseeker Resort continued through the summer of 2020 but has paused as a result of the COVID-19 pandemic. Construction is expected to resume in 2021. For more information about Sunseeker Resort, visit <https://www.sunseekeresorts.com/>.

Additionally, plans for a family medical center on Harborview Road continue to progress. The site property has been rezoned, and land use has been amended to allow for the proposed development.

## Financial Highlights

Despite the COVID-19 pandemic, Fiscal Year 2019-20 was a strong year for Charlotte Harbor. Taxable assessed property values increased by more than six percent from the previous fiscal year. With this continued increase in property values, the Agency has made progress in repaying outstanding debt and continues to better position itself to begin exploring the possibilities of new redevelopment projects.

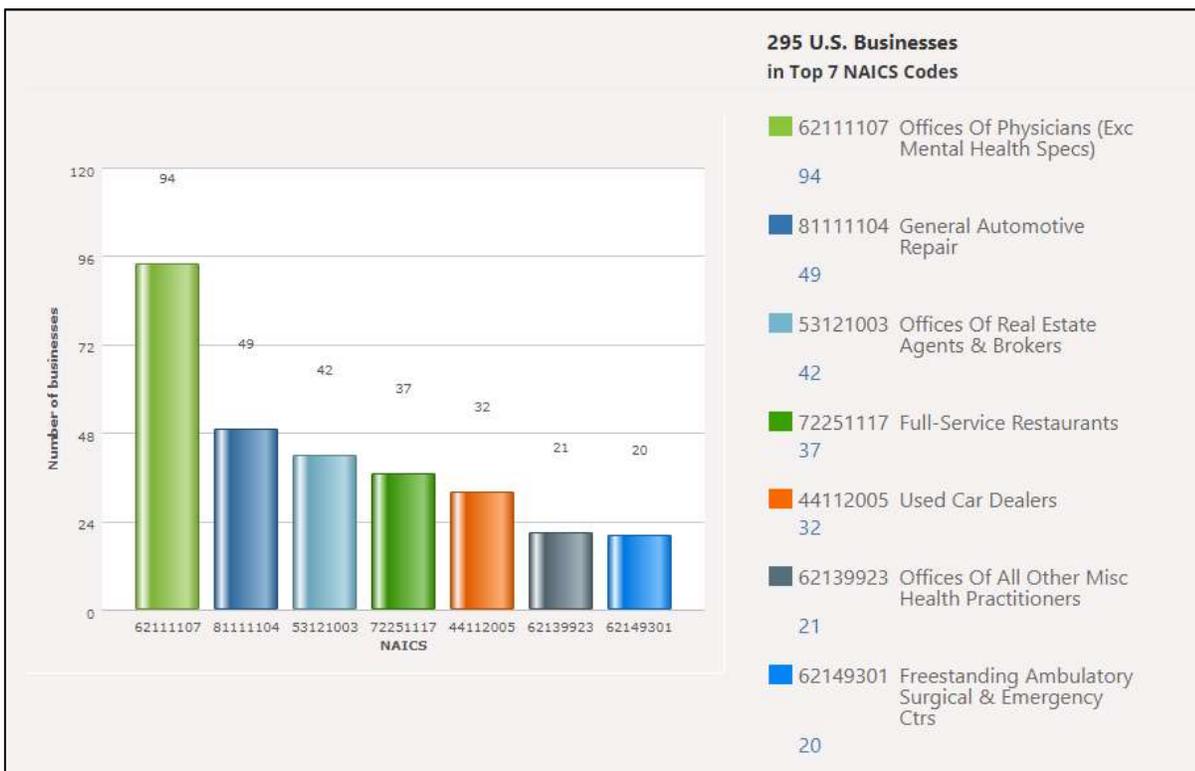
## Looking Ahead

With new commercial developments planned and some already under construction, an increasing trend in total property value is expected to continue. Additionally, with the anticipation of Sunseeker Resort's opening, significant changes are expected in the area. Real estate activity in the area is increasing, and there has also been significant interest from developers to purchase CRA-owned properties at 5000 and 5054 Tamiami Trail. On September 8, 2020, the CRA reviewed concept plans and proposals from multiple developers for this property. An executed Purchase and Sale Agreement with the selected developer is expected in early 2021.

# CHARLOTTE HARBOR CRA BUSINESS PROFILE

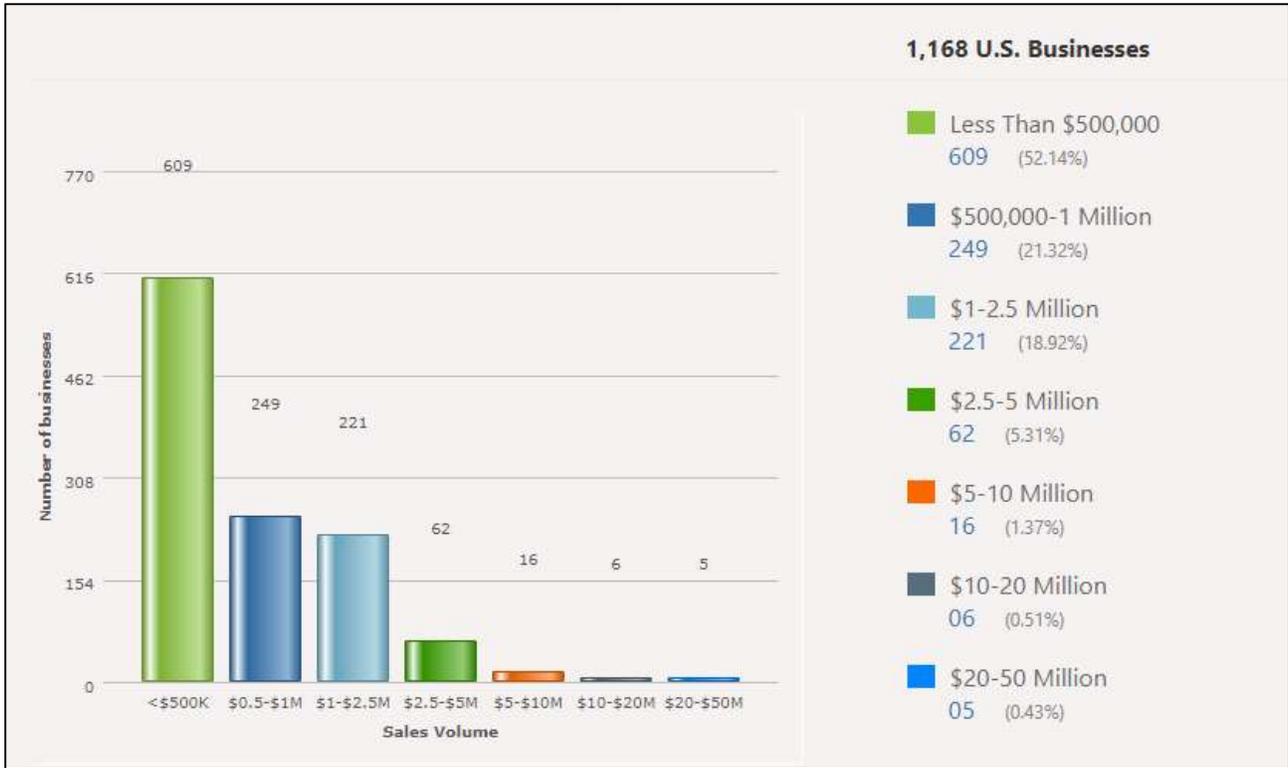
There are approximately 1,410 businesses registered within the Charlotte Harbor CRA. From readily available business study data, the following was reported regarding industry classification, sales volume, and number of employees.

## Top Business Types in Charlotte Harbor CRA by NAICS Codes



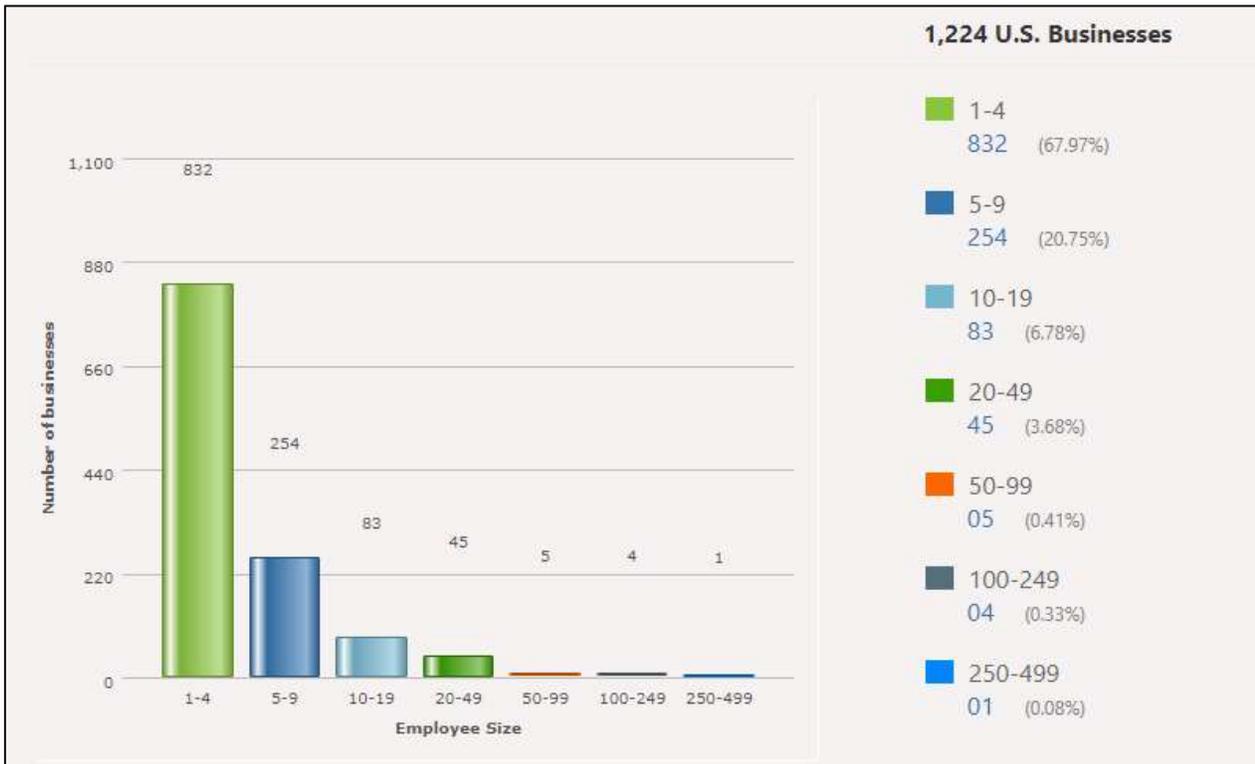
Source: [www.referenceusagov.com](http://www.referenceusagov.com). 295 Businesses Reporting

### Business Sales Volumes in Charlotte Harbor CRA



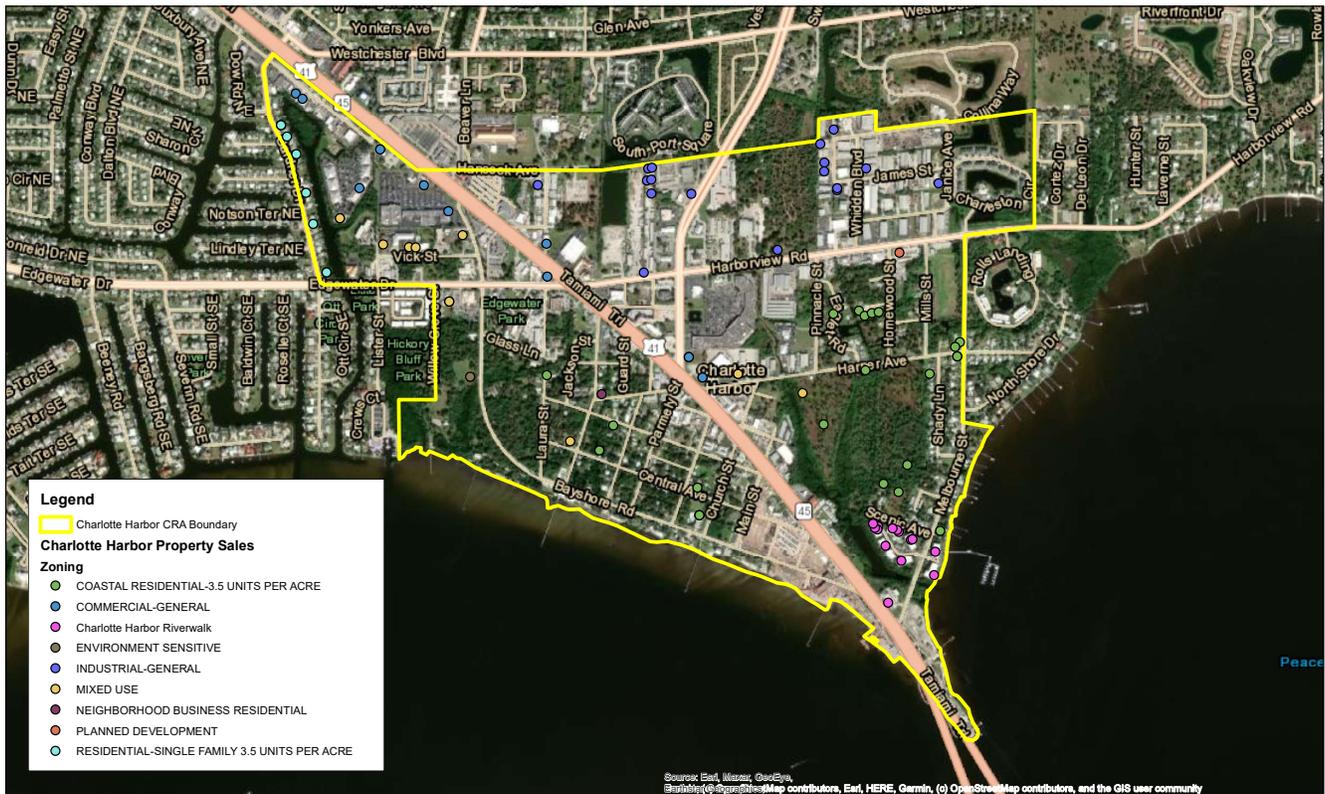
Source: www.referenceusagov.com. 1,168 Businesses Reporting

### Business Employee Size in Charlotte Harbor CRA



Source: www.referenceusagov.com. 1,224 Businesses Reporting

# REAL ESTATE SALES SUMMARY



Charlotte Harbor CRA Fiscal Year 2019-20 Real Estate Sales Summary:

Zoning	Number of Sales	Ave. Sale Price <sup>1</sup>
COASTAL RESIDENTIAL-3.5 UNITS PER ACRE	14	\$ 104,173
COMMERCIAL-GENERAL	12	\$ 1,441,022
CHARLOTTE HARBOR RIVERWALK	15	\$ 408,028
ENVIRONMENT SENSITIVE	1	\$ 100,000
INDUSTRIAL-GENERAL	17	\$ 324,982
CHARLOTTE HARBOR MIXED USE	9	\$ 623,703
NEIGHBORHOOD BUSINESS RESIDENTIAL	1	N/A
PLANNED DEVELOPMENT	1	\$ 74,000
RESIDENTIAL-SINGLE FAMILY 3.5 UNITS PER ACRE	7	\$ 171,680
<b>TOTAL</b>	<b>77</b>	

<sup>1</sup> - Average of publicly reported sales values

Source: Charlotte County Property Appraiser's Office

# CRA PARK ACTIVITIES

## Activities at Bayshore Live Oak Park during FY 2019-20

Date	Event	Attendance
October 30, 2019	Gifts from the Honeybee	22
November 13, 2019	Birdinar	20
November 30, 2019	"My What Big Teeth You Have"	24
January 7, 2020	Non-Native Wildlife of Florida	17
January 15, 2020	Walk Along the Mangroves	12
January 30, 2020	Florida Native Plant ID	25
February 5, 2020	Edible Landscaping/Sustainability	14
February 10, 2020	Highwaymen Art in the Park	28
February 13, 2020	Invaders from Afar: Invasive Exotic Plants	6
February 15, 2020	FL Scrub Jays: Species in Peril	4
February 26, 2020	What am I? Insects About	15

For more information about Bayshore Live Oak Park and scheduled activities, visit <https://www.charlottecountyfl.gov/departments/community-services/parks/all-parks/bayshore-live-oak-park.stml>.

# PERFORMANCE DATA

This section follows the reporting guidelines of Florida Statute 163.371 (2) (b) and (c).

## **163.371 (2) (b) 1. Projects**

No CRA-funded projects were started or completed during Fiscal Year 2019-20.

## **163.371 (2) (b) 2. Expenditures**

Total expenditures from the Redevelopment Trust Fund for Fiscal Year 2019-20 were \$16,551.11.

## **163.371 (2) (b) 3. Original Assessed Real Property**

The original assessed real property values of property within the Redevelopment Area as of the day the Agency was created (2003) was \$122,374,571.

## **163.371 (2) (b) 4. Total Assessed Real Property, 2020**

The total assessed real property values of property within the Redevelopment Area as of January 1, 2020 was \$174,245,921. (Reported October 8, 2019 by Charlotte County Property Appraiser's Office)

## **163.371 (2) (b) 5. Housing Expenditures**

The total amount expended for affordable housing for low-income and middle-income residents in Fiscal Year 2019-20 was \$0.

### 163.371 (2) (c) Achieving Goals

**Riverwalk District Vision:** Section IV of the Charlotte Harbor CRA Community Redevelopment Plan states,

*The vision of the Riverwalk District of the CRA is to develop a mix of uses: residential, retail, and tourist-related that will provide continuous public access along Charlotte Harbor that captures the area's heritage, while becoming a pedestrian-oriented destination for residents and tourists and enhancing the connection to downtown Punta Gorda.*

The Plan further describes a concept referred to as "Riverwalk Place"

*...designed to become a focal point and destination for tourists and residents of Charlotte County as well as the region. Riverwalk Place captures the ambiance of a riverfront entertainment destination themed in old Florida Vernacular. With a hotel, multifamily housing, shops, offices, and a convenient multi-story parking structure hidden behind the commercial buildings, it will be a destination to live work and play. Scenic views, vistas and ample public access will allow all to enjoy the beauty and tranquility of the Peace River. Because this district is the only section of the CRA adjacent to the waterfront that allows increased building heights, up to 90 feet, incredible views would be created from the upper floors of some the tallest buildings found in Charlotte County.*

As previously discussed, construction of Sunseeker Resort in Charlotte Harbor is well underway. Unfortunately, the COVID-19 pandemic caused a temporary pause in construction activity at the Sunseeker site, but it is anticipated that operations will resume in 2021. It is important to highlight this project and its significance to the Charlotte Harbor CRA in the way that this one project will achieve many of the goals set forth in the Community Redevelopment Plan. Continuation and completion of this development will transform the Riverwalk District in a way that may not have been otherwise possible.

**Repayment of BCC Loan:** In FY2019-20 the Charlotte Harbor CRA taxable assessed property values increased at a rate that exceeded expectations. This will result in larger TIF collections that will contribute to the repayment of loans extended to the CRA from the Board of County Commissioners.

# INDEPENDENT AUDITOR'S REPORT

*Florida Statute 163.371(2)(a) requires the most recent complete audit report of the redevelopment trust fund as required in Statute 163.387(8). Because the audit report for Fiscal Year 2019-20 will not be available and able to be included herein by March 31, 2021, the Charlotte Harbor Community Redevelopment Agency shall publish the audit report on its website within 45 days after completion.*



**CHARLOTTE COUNTY**

**F L O R I D A**



**CHARLOTTE COUNTY**

**ECONOMIC DEVELOPMENT**  
*Your Business. Cleared for Takeoff.*



The Charlotte County Economic Development Office has embarked on an active marketing and recruitment campaign and is available to discuss innovative options to further implement projects and develop lots within the Charlotte Harbor Community Redevelopment Area.

For more information, please visit <https://www.charlottecountyfl.gov/cra/charlotte-harbor/> or call Joshua Hudson, Redevelopment Manager at (941) 764-4943 to discuss new projects and opportunities in the area.

Visit [www.Cleared4Takeoff.com](http://www.Cleared4Takeoff.com) to view the latest economic development news in Charlotte County.